

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

MA & UD Dept., - Narsaraopet Municipality – Allotment of shop rooms in Sri Kasu Brahmananda Reddy Complex, Narsaraopet under goodwill basis – Administrative sanction accorded – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (J2) DEPARTMENT

G.O.Ms.No.468,

Dated.31.12.2012

Read the following:

1. G.O.Ms.No. 198 MA&UD(J2) Dept., dated. 8.5.2012.
2. From the C&DMA, Hyderabad Lr.Roc.No. 21189/2011/N1, dated. 10.7.2012.
3. Govt.Memo.No.32655/J2/2011,dt.21-11-2012
4. From the C&DMA, Hyderabad Lr.Roc.No. 21189/2011/N11, dated. 11.12.2012.
5. From the Government Pleader for MA&UD,High Court of AP Hyderabad Lr.No.WP.No.37589/2012/MA&UD/Vch/N,dt.12-12-2012.

ORDER:-

The Commissioner & Director of Municipal Administration, A.P., Hyderabad has submitted proposal for according administrative sanction for the project for putting the shop rooms in Kasu Brahmananda Reddy shopping complex in Ground and Ist floor to public auction as per council resolution No. 86, dated. 25.07.2011 of the Municipal Council, Narsaraopet Municipality.

Government have issued revised comprehensive guidelines in G.O.MS.No.198, MA&UD(J2) Dept., Dt.08.05.2012 in supersession of G.O.Ms.NO.535 MA, Dt.08.07.1998 for construction of Markets/Shopping complexes on Municipal land goodwill amount basis(Non refundable deposit). On the above proposal, the Commissioner & Director of Municipal Administration, A.P., Hyderabad has been requested to take further necessary action as per G.O.Ms.No. 198, MA&UD(J2) Dept., Dt.08.05.2012, in respect of Sri Kasu Brahmananda Reddy Shopping Complex consists of 108 shops (54 shops in ground floor and 54 shops in 1st floor) with the funds of the IDSMT.

The Commissioner & Director of Municipal Administration, Hyderabad in his letter 2nd read above has submitted the fresh proposal in accordance with the guidelines issued in G.O.Ms.No. 198 MA, dt. 08.05.2012 duly fixing the rent for each shop room consisting of plinth area of 224 Sq.ft. is Rs. 1300/- and the upset fixed for the shop rooms is Rs. 1,50,000/-. On this proposal, discussions were held on 19-11-2012 and in the discussion, the Commissioner & Director of Municipal Administration, Hyderabad has informed that there is a discrepancy in the Commissioner's proposal of Narasaraopet Municipality.

In the reference 3rd read above, the Commissioner & Director of Municipal Administration, Hyderabad has been requested to furnish revised proposal strictly in accordance with the G.O.Ms.No.198 MA,dt.8-5-2012.

In the reference 4th read above, the Commissioner & Director of Municipal Administration has furnished the revised proposal stating that Sri Kasu Brahmananda Reddy Shopping Complex constructed in the existing Municipal Lodge premises at Railway feeder road Narsaraopet Municipality with the IDSMT Funds and Municipal General funds with tune of Rs. 162 Lakhs. The said shopping complex design was approved by the Director of Town & Country Planning, Hyderabad vide B.P.No. 90/03 and the estimates were approved by the Engineer-in-Chief (PH), Hyderabad vide their Lr.No. 7205/WR9/JB/05-07, dt. 24.06.2010.

He has further submitted that as per the guidelines issued vide G.O.Ms.No. 56 MA & UD Department, dt. 05.02.2011 read with G.O.Ms.No. 198 MA & UD Department, dt. 08.05.2012 and G.O.Ms.No. 193 MA & UD Department, dt. 04.05.2012, monthly rent of the said shop rooms arrived at Rs. 1300/- on the Market value of the site in the said shopping complex area is Rs. 10,000 per Sq. Yard as per the records of the Registration Department, Narsaraopet vide their Lr.No. M.V./733/12, dt. 11.06.2012 and the rent is arrived at Rs. 1300/- P.M. and goodwill amount is also arrived at Rs. 1,50,000/- on the cost of construction of shops, plinth area. with the common area and all shop room measurements are equal @ 244 Sq.feets.

Accordingly, the Council in its resolution No. 180 dated 10.12.2012 has resolved to fix up the rent @ Rs. 1300/- per month to each shop room and goodwill amount is fixed @ Rs. 1,50,000/- to each shop room. As per the regulation of Receipts and Expenditure Rules, 1968 under A.P. Municipalities Act, 1965 and also usual reservations for S.C.s, S.Ts, B.C.s and P.Hs. in the matter of letting out the shops will continue and the procedure for auction based on goodwill deposit (Non refundable).

He has also stated that as per the calculation made in accordance with the guidelines prescribed in G.O. Ms. No. 56 MA, dt. 05.02.2011 and G.O. Ms. No. 198 MA, dt. 04.05.2012, the rent now proposed will be a fixed rent and the good will amount will be hiked during the public auction conducted before putting the shop rooms for lease. According to the guidelines prescribed under Point No. 9 of the Annexure of G.O. Ms.No. 198 MA, dt. 08.05.2012 the administrative sanction of Government for the project shall be obtained before putting the shops to public auction.

Further the Commissioner & Director of Municipal Administration, A.P., Hyderabad has requested to issue necessary orders according administrative sanction to put the shop rooms located in Sri Kasu Brahmananda Reddy Shopping Complex situated in Narsaraopet Municipality to public auction duly following the reservations and rules in force, immediately, so as to avoid financial loss to Narsaraopet Municipality.

In the reference 4th read above, the Government Pleader , A.P. High court has informed that Sri Meelam Sri Krishna S/o Bhupathi Rao Narasaraopet, Guntur dist., filed in W.P.No.37589/2012 for conducting the public auction of the shops of Sri Kasu Bramananda Reddy Shopping Complex. Narasaraopet Municipality and the Hon'ble High Court in its hearing dated 12.12.2012 has directed the Government to accord administrative sanction by 31-12-2012 and thereafter to direct the Municipal Counsel Narasaraopet to complete granting of lease preferably before 31- 1-2013.

Government after careful examination and keeping in view the directions of Hon'ble High Court, hereby accord administrative sanction for putting the 54 shop rooms in Ground Floor and 54 shop rooms in First Floor in Kasu Brahmananda Reddy shopping complex, Narsaraopet Municipality under goodwill basis subject to strictly following the guidelines issued in G.O.Ms.No. 198, MA&UD (J2) Dept., dt. 8.5.2012 and G.O.Ms.No. 56 MA&UD(J1) Dept., dt. 5.2.2011 and as per the provisions contained in A.P. Municipalities Act, 1965 and rules thereto from time to time.

The Commissioner & Director of Municipal Administration shall take necessary action accordingly, and to direct the Municipal Commissioner, Narasaraopet to complete the process of public auction and granting of lease preferably before 31.01.2013 and furnish compliance report to Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**ADHAR SINHA
SECRETARY TO GOVERNMENT**

To
The Commissioner & Director of Municipal Administration, A.P., Hyderabad.

Copy to:

The P.S. to M (MA)
The P.S. to Secretary to Government (MA)
The Municipal Commissioner, Narsaraopet
The Government Pleader for MA&UD Department, A.P. High Court.

//FORWARDED BY ORDER//

SECTION OFFICER